



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION
MINUTES AND ACTIONS OF BOARD OF DIRECTORS'
REGULAR QUARTERLY MEETING OF
September 29, 2023

LOCATION: Caxton Building
812 Huron Road E., Suite 830
Cleveland, OH 44115

DATE/TIME: September 29, 2023; 10:00 A.M. ET

PURPOSE: Regular quarterly meeting to consider the following business:

1. Call to order by the Chair. The regular quarterly meeting of the Cuyahoga County Land Reutilization Corporation (the "CCLRC") was held September 29, 2023, at 812 Huron Road, E., Suite 830, Cleveland, Ohio and called to order at 10:01 a.m. A quorum of the Board was present: Chairman Brad Sellers, Michael King, Representative of Cuyahoga County Council President Pernel Jones, Jr., Lisa Rocco, Interim Treasurer of Cuyahoga County, Katherine A. Gallagher, Representative for County Executive Chris Ronayne, Sally Martin O'Toole, City of Cleveland, Mayor Anthony Biasiotta of the City of Seven Hills, and City of Cleveland Councilwoman Jasmin Santana were present.
2. Approval of the Minutes of the June 30, 2023 regular quarterly meeting. The minutes of the June 30, 2023, meeting were distributed to the Board for review prior to the meeting. A motion for approval of the minutes was made by Director Martin O'Toole, seconded by Mr. King, and approved by voice vote without objection.
3. The Board welcomed Mr. Shawn Carvin, Executive Director of the Ohio Land Bank Association and Mr. William Aamoth of Strategic Advisory to the September 29, 2023 CCLRC Board meeting.
4. Staff Reports:
 - o President's Report:
 - Litigation: Mr. Frangos informed the Board that there is currently no pending litigation.
 - Legislation: The Board was informed that former S.B. 112 presented to the Ohio legislature in 2022 will be re-introduced to the Ohio legislature.
 - Contractor Update: A list of year-to-date expenditures of demolition contractors, field service providers and renovation and construction general contractors was distributed to the CCLRC board prior to the meeting. No contractors to this date have exceeded the expenditure limits.
 - o Mr. Ricardo León presented the Report of Chief Operating Officer:
 - Production Report – As of August 31, 2023, the CCLRC has acquired a total of 13,571 properties. The CCLRC has disposed of 12,543 properties with 7,213 vacant lots being transferred to various municipal land banks in Cuyahoga County and side-lot purchases. The CCLRC is currently constructing 8 new homes; 7 in-house home renovations; and 29 deed-in-escrow homes are under contract with renovators. The CCLRC has demolished 91 structures since the June, 2023, board meeting. The Board has requested the total number of vacant lots in the CCLRC's inventory along with the total number of structures. The Board was further informed that the CCLRC is currently constructing new homes in Warrensville Heights, Shaker Heights, and in the Glenville, Fairfax, Hough and Clark-Fulton service areas of the City of Cleveland.
 - Demolition Funding Report – The CCLRC was awarded \$9 million in demolition funding from the Ohio Department of Development. A total of \$5 million has been spent with \$3 million of the \$5 million having been reimbursed by the Department of Development to date. The Board was further informed that nearly \$350 million in funds are available by the Ohio Department of Development to county land banks for cleanup of brownfield sites and to assist in the remediation. To date no guidelines have been released by the Department. The CCLRC has created a portal for entities who are interested in applying for funding to submit their requests.
 - Presentation of Finances – The year- to-date August 31, 2023, financial statements and amendments to the 2023 CCLRC budget were sent to the Board prior to the meeting and discussed.
 - CHP Program Report: Mr. León informed the Board that as of September 2023, the CCLRC has \$850,000 of uncommitted funds in the County Housing Program and is seeking to partner with municipalities to

encourage development in the CHP target areas. Mr. León noted a few lessons learned with the Construction Gap Program: the program started in the middle of COVID which created uncertainty developers; supply chain demand created higher costs for developers and developers were less likely to invest in uncertain markets. Director Martin-O'Toole requested a map depicting the locations of where the Construction Gap Grant projects are located be sent to the Board.

5. Resolution 2023-1 – Approving Amendments to the Fiscal Year 2023 Budget of the Corporation. Mr. Ricardo León presented the amendments to the Fiscal Year 2023 Budget of the Corporation. After discussion, a motion to amend the 2023 Fiscal Year Budget of the CCLRC was made by Director Martin O'Toole and seconded by Councilwoman Santana. Upon voice vote, the amendments to the budget were unanimously approved.

6. Resolution 2023-2 – Authorizing the President and Chief Operating Officer or Any One of Them, on Behalf of the Corporation, to Renew the Line of Credit with Huntington National Bank and Approving Certain Terms of the Line of Credit and Related Matters. After discussion of the Resolution, Katie Gallagher moved to adopt the Resolution. Said Motion was seconded by Interim-Treasurer Rocco. Upon voice vote, Resolution 2023-2 was unanimously approved.

7. Other Business:

- Mr. León informed the Board that the CCLRC was granted funding by the Cleveland Foundation to hire a quantitative analyst to provide analytic data on the economic impact of the CCLRC's activities along with creating a land development strategy. Mr. León further informed the Board that the Gund Foundation has provided grant funding to the CCLRC for the hiring of a fund development manager. The CCLRC is also seeking to hire an environmental project manager to assist the Department of Community Stabilization when the Brownfield Ohio Department of Development funding is awarded and also a site-readiness fund manager for assisting with the City of Cleveland's large sites project.
- The Board was informed that the City of Cleveland has set-aside \$50 million from the American Rescue Plan Act for the development of over 1,000 acres of land in the City of Cleveland. The CCLRC is partnering with the City of Cleveland on this project. The CCLRC will assist in identifying 10-acre sites for manufacturing and industrial use and will use its land banking abilities to assemble the sites. A 501(c)3 has been created by the City for this purpose. The Board was informed that the CCLRC will provide the administrative work on behalf of the fund and will be reimbursed for its assistance along with reimbursement of the salaries paid to the Fund's employees.
- The Board was informed that the CCLRC has created a full-service real estate service agency by the name of Realty Reimagine. The firm offers training for potential buyers, a pipeline for buyers, financial literacy classes and a vetting process for potential buyers.
- An update on the Circle East District project was provided to the Board. The Board was further informed that the renovation of 12500 Euclid Avenue aka, the Mickey's building, should be completed by year's end. Negotiating with a potential end-user is underway. A ribbon cutting will be scheduled upon completion of the renovation. The groundbreaking for the townhomes and residential units is expected to be in mid-Spring of 2024.

8. Public Comment: No public comment was presented at the CCLRC Board meeting.

9. Adjournment: There being no more business to come before the Board, Michael King moved that the meeting be adjourned. The motion was seconded by Sally Martin-O'Toole and carried unanimously. The meeting was adjourned at approximately 11:26 a.m.

I hereby certify that the minutes related to the Board of Directors' regular quarterly meeting of September 29, 2023 set forth above are the minutes approved by the Board of Directors at their meeting of December 15, 2023.



Doug Sawyer, Secretary
Cuyahoga County Land Reutilization Corporation